

Sheboygan South Pier District Redevelopment Project

Since the 1880s, this former brownfield site, on the shore of Lake Michigan, served the C. Reiss Coal Company as a storage and distribution facility for coal, coke, and petroleum products. The site was also used for furniture and toy manufacturing.

The waterfront revitalization includes new restaurants, retail shops, and condominiums, as well as a new convention center and hotel-water-park called the Blue Harbor Resort, which has 185 rooms and employs more than 350 people. Redevelopment also includes a riverfront promenade, a multi-purpose educational facility and an angler cleaning station.

The incremental value in the Tax Incremental Finance District increased from \$17.6 million in 2003 to \$91.3 million in 2007 (a \$73.7 million increase). City officials estimate that the incremental value will exceed \$100 million within the next one to two years.

- WI Department of Commerce Brownfields Grant (\$1.1 million)
- WI Department of Natural Resources (DNR) Land Recycling Loan Program (\$2.6 million)
- WI DNR Stewardship and Recreation Trail Grant (\$135,741)
- Department of Administration (DOA) Coastal Management Program Grant (\$263,250)
- WI DNR Voluntary Party Liability Exemption Process
- Rotary Grant (\$67,500), County Stewardship Grant (\$21,333)
- City of Sheboygan/Tax Incremental Financing (\$12 million +)



Photos courtesy of the WI DNR

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